Davidson County DEEDWARR
Recvd: 12/09/05 15:13 2 pgs
Fees:13.00 Taxes:481.00

20051209-0148509

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF DECEMBER, 2005.

NOTARY PUBLIC AT LARGE

Pamela J. Mahoney
Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 20, 2008 STATE OF TENNESSEE

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ROBERT STERLING** | NEW CENTURY MORTGAGE | **062-02-A-203.00 CO** |
| (NAME) **2785 RIVERBEND DRIVE** | (NAME) 3109 W. MARTIN LUTHER KING | |
| (ADDRESS) **NASHVILLE, TN 37214** | (ADDRESS) TAMPA, FL 33607 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JASON RICHARD UNDERWOOD AND WIFE, STEPHANIE RAE UNDERWOOD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT STERLING AND WIFE, SYREETA STERLING,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason Richard Underwood and wife, Stephanie Rae Underwood by deed from Donnie M. Key and wife, Marilou Key of record in Instrument #20040329-0035100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 6900, page 615, restrictions of record in Book 6851, page 363, Book 6851, page 370, Book 6851, page 390, and Book 6982, page 747, Transmission Line Easement of record in Book 1163, page 341, Flowage Easement of record in Book 2022, page 83, and easement of record in Book 3959, page 595, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **2785 RIVERBEND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of **November, 2005.**

**JASON RICHARD UNDERWOOD**

Stephanie Underwood
**STEPHANIE RAE UNDERWOOD**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Richard Underwood and Stephanie Rae Underwood**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of November, 2005.

My commission expires: **September 22, 2007**.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.